UNITED STATES BANKRUPTCY COURT DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-2(c)

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In re:

CHOATES G. CONTRACTING, LLC,

Debtor.

Order Filed on May 3, 2022 by Clerk U.S. Bankruptcy Court District of New Jersey

Chapter 11 Case No. 21-13085-ABA The Honorable Andrew B. Altenburg, U.S.B.J.

ORDER VACATING AUTOMATIC STAY

The relief set forth on the following page is hereby ORDERED.

DATED: May 3, 2022

Honorable Andrew B. Altenburg, Jr. United States Bankruptcy Court Case 21-13085-ABA Doc 159 Filed 05/05/22 Entered 05/06/22 00:11:50 Desc Imaged Certificate of Notice Page 2 of 4

THIS MATTER having come before the Court on Motion of COBA, Inc. (the "Movant") seeking relief from the automatic stay (the "Motion") and the court having considered any opposition filed in response thereto, hearing the arguments of counsel and for good cause having been shown;

It is hereby ORDERED as follows:

- 1. The Motion is hereby GRANTED.
- 2. The automatic stay pursuant to Section 362 of the Bankruptcy Code is vacated to permit the Movant to proceed with its efforts to re-gain possession and remove the Debtor from the Property located at 401 Cooper Landing Road, Unit C-4, Cherry Hill, New Jersey 08002-2517.
- 3. This Order shall survive any conversion of this bankruptcy case to one filed under any other chapter under the Bankruptcy Code.
- 4. The Lender shall serve a copy of this order on the Debtor, the Sub Chapter V Trustee and any other party who entered an appearance on this Motion.

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United States Bankruptcy Court District of New Jersey

In re: Case No. 21-13085-ABA

Choates G. Contracting, LLC Chapter 11

Debtor

CERTIFICATE OF NOTICE

District/off: 0312-1 User: admin Page 1 of 2
Date Rcvd: May 03, 2022 Form ID: pdf903 Total Noticed: 3

The following symbols are used throughout this certificate:

Symbol Definition

+ Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS

regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on May 05, 2022:

Recipi ID Recipient Name and Address

+ Choates G. Contracting, LLC, 122 Danton Lane, Mullica Hill, NJ 08062-4733

+ Bradley K. Sclar, Five Greentree Centre, Suite 104, 525 Route 73 North, Marlton, NJ 08053-3422

aty + McDowell Law PC, 46 West Main Street, Maple Shade, NJ 08052-2432

TOTAL: 3

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: May 05, 2022 Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on May 3, 2022 at the address(es) listed below:

Name Email Address

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Date Rcvd: May 03, 2022 Form ID: pdf903 Total Noticed: 3

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TOTAL: 14